

# ASSIGNEE'S SALE

of valuable, fee simple, improved real property located in the Walkersville Election District of Frederick County, Maryland, located on Pennsylvania Avenue in the Town of Walkersville.

Under and by virtue of a power of sale contained in a mortgage from David William Bruder and Ruth Ann Bruder, his wife, unto Philip E. Grove and Sandra L. Grove, his wife, dated June 14, 1979, said mortgage being recorded at Book 1085, page 333, one of the Land Records of Frederick County, with said mortgage being in default and having been assigned unto the undersigned assignee for foreclosure, the undersigned will offer for sale at public auction at the clock tower of the Frederick County Courthouse located at 100 West Patrick Street in Frederick City, Maryland, on

**TUESDAY, SEPTEMBER 27, 1988**

**AT 10:00 A.M.**

all the following real estate and improvements being subject to the above mortgage:

**BEGINNING** for the same at a point of beginning for the whole tract conveyed unto Weston H. Staley and Ruth M. Staley, his wife, by Harry D. Stup, Widower, by the hereinafter mentioned deed, and running thence by and with the curb line of Pennsylvania Avenue, North  $73\frac{3}{4}^{\circ}$  East 68.02 feet to a point at the end of the third line of the 0.374 acre tract of land conveyed by Ruth M. Staley, Widow, to James A. Rice and Geraldine M. Rice, his wife, by deed dated September 10, 1965, and recorded September 14, 1965, among the Land Records of Frederick County, thence by and with the third line of said deed reversed North  $19^{\circ} 54' 40''$  East 152.36 feet to an iron tee bar with Registered Land Surveyor's Cap No. 2046 now set in the ground, said point being at the end of 92.41 feet on the third line of the whole tract conveyed unto Weston H. Staley and wife by Harry D. Stup, Widower, as aforesaid, thence by and with the remainder of the third line of said whole tract South  $68^{\circ} 45'$  West 75.00 feet, thence by and with the fourth and fifth lines of the whole tract South  $28^{\circ} 52'$  East 58.88 feet, thence South  $18^{\circ} 32'$  East 88.12 feet to the place of beginning, containing 0.236 acre of land, more or less.

**BEING** all and the same real estate which was conveyed unto David William Bruder and Ruth Ann Bruder, his wife, by a Deed from Philip E. Grove and Sandra L. Grove, his wife, dated June 14, 1979, and recorded among the Land Records of Frederick County, Maryland, in Liber 1085, folio 331.

The property to be foreclosed and described herein, known as 13 Pennsylvania Avenue, is improved with 2 story frame dwelling house with basement, with composition and tin roof, two baths and an enclosed porch. The property has electric heat, storm windows, and in the past had been used as either a single family dwelling or as two large apartments (there being made no representation that the property can be used for other than single family dwelling). The property and improvements are being sold "as is" and pursuant to the description contained in the aforesaid mortgage, deed and other land records, and the successful purchaser will be buying such property in total, regardless of deficiency or surplus in actual computed area. Prospective purchasers should satisfy themselves regarding present zoning status and uses that can be made of the property.

**TERMS OF SALE:** A deposit of \$5,000.00 of the sale price will be required of the purchaser at the time and place of sale in the form of cashier's, certified or other check acceptable to Assignee, payable or endorsed to the Assignee. The balance of the purchase price shall be paid within 15 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement at the rate of 10% per annum. Taxes and other public charges and assessments shall be adjusted for current year payment to date of sale and assumed thereafter by the purchaser. All settlement related costs and recordation costs of any nature including, but not limited to, transfer taxes, state stamps, survey expense (if any), settlement fees, recording costs, document preparation and title search, shall be paid by the purchaser. Assignee reserves the right to withdraw the herein described property from sale at any time. In the event of default, the Assignee reserves the right to declare as forfeited the deposit of purchaser as liquidated damages or to resell the property at the purchaser's risk. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and/or its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the mortgage being foreclosed.

**NOTE:** For additional information, contact the Assignee or auctioneer.

**JOSEPH S. WELTY,**  
**Assignee**

**RICHARD R. BURGEE**  
Attorney for Assignee  
117 West Patrick Street  
Frederick, Maryland 21701  
662-5155

**DELBERT S. NULL**  
Auctioneer  
10 West College Terrace  
Frederick, Maryland 21701  
662-6161